

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0026 – Pleasant Valley

Z.A.P. DATE: April 19, 2016

ADDRESS: 5411 East William Cannon Drive and 6709 South Pleasant Valley Road

DISTRICT AREA: 2

OWNER/APPLICANT: Kalogridis & Kalogridis
Development LLC (Mitchell Kalogridis)

AGENT: Bill Faust

ZONING FROM: W/LO-CO

TO: CS -CO

AREA: 3.639 acres

SUMMARY STAFF RECOMMENDATION (Revised on April 25, 2016):

The Staff's recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000 and prohibits the following uses: automotive rentals; automotive repair services, automotive sales, automotive washing (of any type), commercial off-street parking, construction sales and services, equipment repair services, equipment sales, exterminating services, laundry services, monument retail sales, plant nursery, service station, and vehicle storage.

ZONING & PLATTING COMMISSION RECOMMENDATION:

April 19, 2016: *APPROVED CS-CO DISTRICT ZONING AS STAFF RECOMMENDED, WITH ADDITIONAL CONDITIONAL OVERLAYS TO PROHIBIT BAIL BOND SERVICES, COMMERCIAL BLOOD PLASMA CENTER AND PAWN SHOP SERVICES, 70% MAXIMUM IMPERVIOUS COVER AND 50 FOOT HEIGHT LIMIT*
[S. HARRIS; B. EVANS – 2ND] (11-0)

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission. Since action was taken by the Zoning and Platting Commission, Staff has elected to defer right-of-way dedication to the site plan stage.

DEPARTMENT COMMENTS:

The subject rezoning area is undeveloped and has access to East William Cannon Drive and South Pleasant Valley Drive. The property has had warehouse / limited office – conditional overlay (W/LO-CO) district zoning since February 2008, and the Conditional Overlay is for 2,000 trips and prohibits access to South Pleasant Valley Road. The southern portion of the property contains steep slopes. The adjacent property to the north is developed with a service station and convenience store. Across William Cannon to the north and east, there is undeveloped property, Williamson Creek (DR) and the South Austin Soccer Complex (P).

To the south, there is the Onion Creek Greenbelt, as well as a vacated manufactured home community that was known as Onion Creek Forest (MH). The subdivision was vacated following a voluntary buyout program in response to past flooding events. Across Pleasant Valley Drive to the west there are two churches and undeveloped land (SF-2; GR). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), B (Recorded Plats), C (2008 Rezoning Ordinance) and D (Slopes on the Property).

The Applicant has requested general commercial services (CS) district zoning in order to pursue development of a convenience storage facility, which is first permitted in this district. As information, it is a conditional use in the W/LO district, and height is limited to 25 feet or one story.

In consideration of the Applicant's request, Staff believes that conditions have changed since W/LO-CO zoning was approved in 2008. The most significant change is the vacation of the residential subdivision to the south. Although unchanged since 2009, another consideration is the steep slopes on the southern portion of the property (a 30 foot change in topography), hence development of the property is largely limited to the more gradually sloped northern portion. The Applicant's proposed convenience storage project does not require high visibility, generate much heavy truck traffic or vehicle trips. Due to the property's proximity to Onion Creek, the Conditional Overlay prohibits the more intensive commercial uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	W/LO-CO	Undeveloped
<i>North</i>	DR; LR	Service station with food sales (directly north); Williamson Creek and undeveloped land across East William Cannon Drive
<i>South</i>	W/LO-CO; MH; SF-3	Undeveloped; Onion Creek Greenbelt
<i>East</i>	DR; P	Undeveloped; Soccer fields
<i>West</i>	SF-2; GR	Undeveloped; One manufactured home; Two churches

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1258 – Del Valle Community Coalition 1289 – Onion Creek Neighborhood Alliance
 1340 – Austin Heritage Tree Foundation

1341 – Onion Creek Plantation Neighborhood Watch 1363 – SEL Texas
 1408 – Go! Austin/ Vamos! Austin – Dove Springs
 1431 – Indian Hills Neighborhood Watch
 1438 – Dove Springs Neighborhood Association 1441 – Dove Springs Proud
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1550 – Homeless Neighborhood Association

SCHOOLS:

Perez Elementary School Mendez Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0030 – South Austin Soccer Complex – 5400-6300 E William Cannon Dr	DR to P	To Grant	Apvd P (5-9-2002).

RELATED CASES:

The property was annexed into the Full-purpose Jurisdiction on September 14, 1972 (C7-72-4AA).

The northern portion of the rezoning area is platted as the Resubdivision of Lot 1 of Onion Creek Forest, Section 3, recorded in June 1975, and the southern portion is a portion of Onion Creek Forest, Section 3, recorded in March 1974 (C8s-75-079 and C8s-73-157, respectively). Please refer to Exhibit B. In November 1974, the City acquired a 0.87 acre area along the south property line for drainage purposes.

On February 28, 2008, the property was rezoned to W/LO-CO and the Conditional Overlay limits development to 2,000 trips per day and prohibits access to South Pleasant Valley Road (C14-06-0213 – Pleasant Valley Self Storage).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Facility	Capital Metro (within ¼ mile)
East William Cannon Drive	117 feet	88 feet	Arterial, Divided	Yes	Yes; bike lane	Yes
South Pleasant Valley	74 feet	55 feet	Arterial, Divided	Yes	Yes; shared lane	Yes

Road						
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CITY COUNCIL DATE: May 12, 2016

ACTION:

ORDINANCE READINGS: 1st

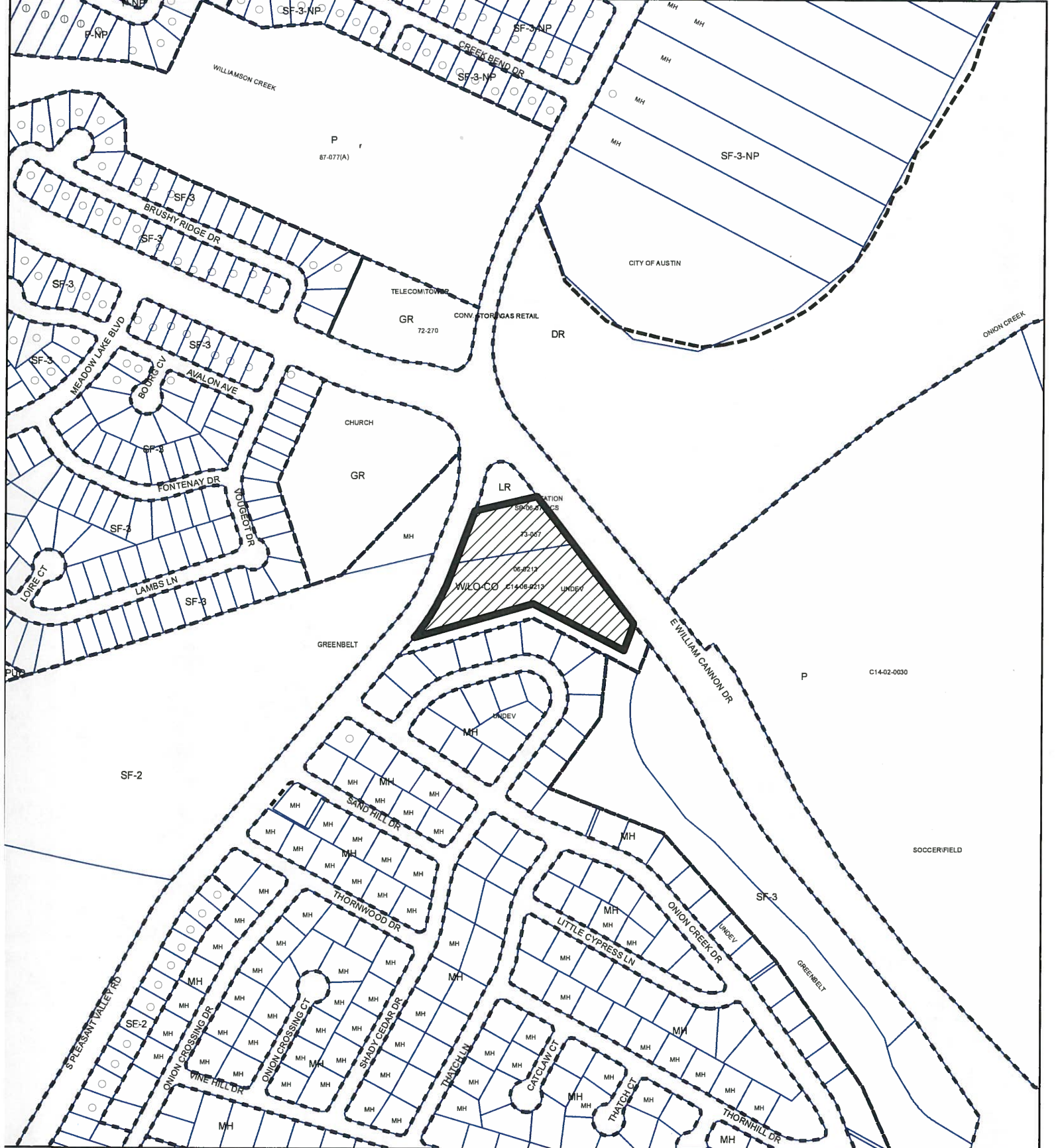
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

EXHIBIT A

ZONING CASE#: C14-2016-0026

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 400'

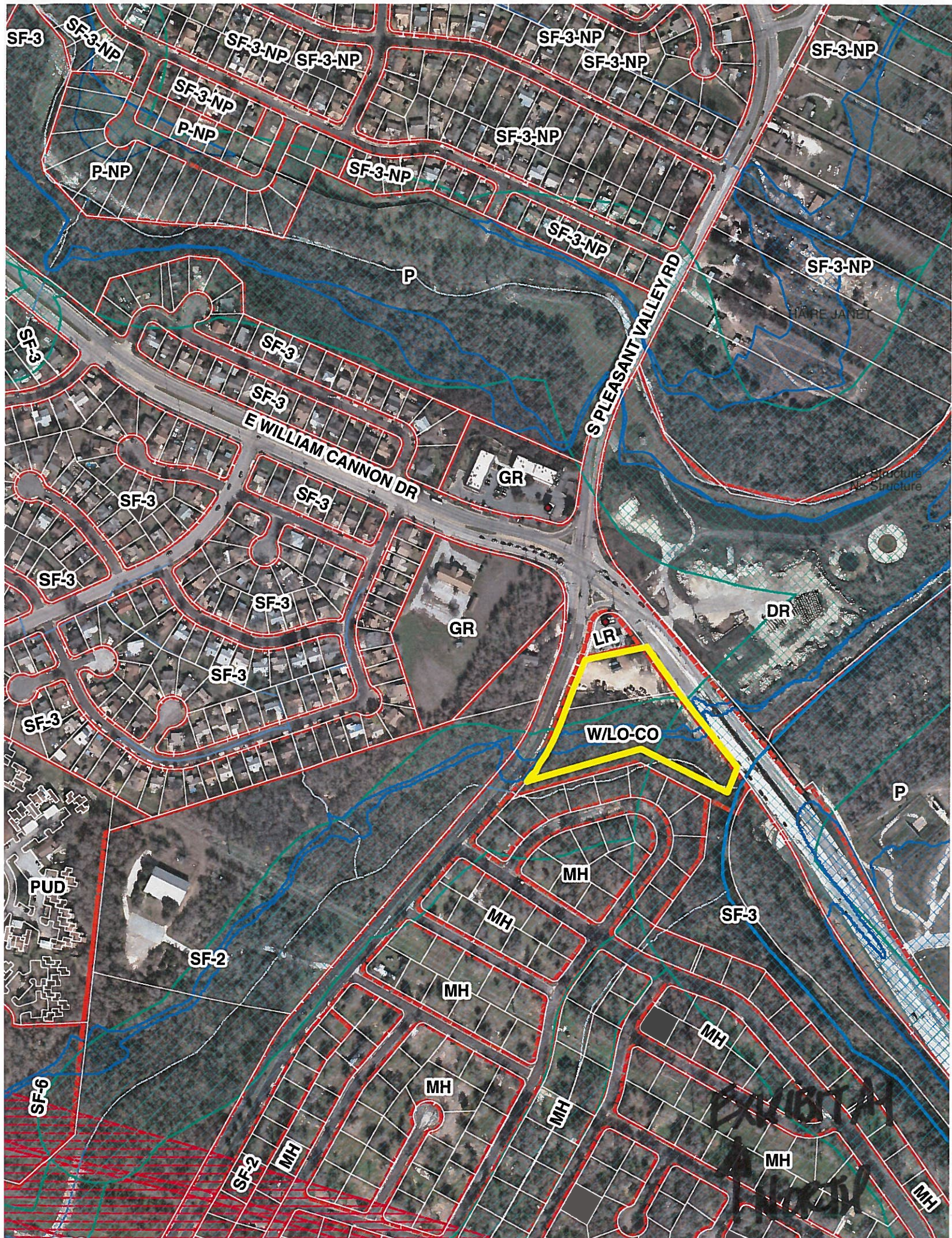
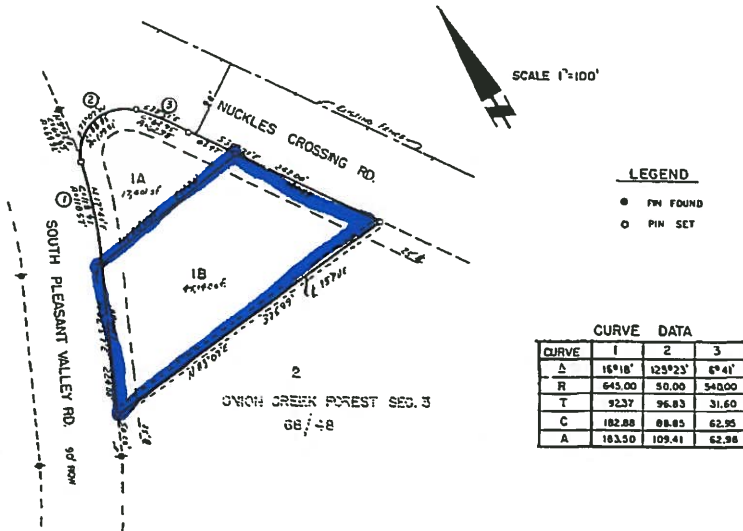


EXHIBIT A
[Handwritten Signature]

**RESUBDIVISION OF LOT 1 OF
ONION CREEK FOREST, SECTION 3**



DAVIS - WEBB ENGINEERING INC.

STATE OF TEXAS
COUNTY OF TRAVIS

Know all men by these presents.

That CLEAR CREEK PROPERTIES, INC., a corporation organized and existing under the laws of the State of Texas, and having its principal office in Travis County, Texas, and acting herein by and through its vice president, Carl B. Morris, and being the owner of Lot 1 of Onion Creek Forest, Section 3, 2 subdivision in the City of Austin, as recorded in Volume 68 Page 48 of the plat records of Travis County, Texas, as conveyed to us by deed recorded in Volume 5161 Page 1220 of the deed records of Travis County, Texas, does hereby resubdivide said Lot 1 in accordance with the attached plat, said subdivision to be known as "RESUBDIVISION OF LOT 1 OF ONION CREEK FOREST, SECTION 3", and do hereby dedicate to the public the streets and easements shown hereon, subject to any easements or restrictions heretofore granted.

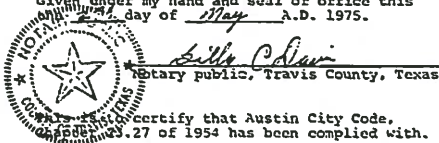
Witness my hand this the 2nd day of May A.D. 1975.

Carl B. Morris
Carl B. Morris, Vice president

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Carl B. Morris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 2nd day of May A.D. 1975.



I certify that Austin City Code, Chapter 27 of 1954 has been complied with.

Surveyed By Jess Webb 5/1/75
Date
Davis-Webb Engineering



APPROVED FOR ACCEPTANCE:

Richard R. Lillie
Richard R. Lillie, Director of Planning

Accepted and authorized for record by the Planning Commission of the City of Austin, Texas, on this, the 18 day of JUNE A.D. 1975.

Jean Allen Mather
Secretary
J. P. Scherer
Chairman

Filed for record at 10:25 o'clock A.M. on the 16 day of June A.D. 1975. Doris Shropshire, clerk, County Court, Travis County, Texas.

By Laraine Smith
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certification of authentication was filed for record in my office on the 16 day of June A.D. 1975, at 10:25 o'clock A.M. and duly recorded on the 16 day of June A.D. 1975, at 10:25 o'clock A.M. in the plat records of said County in Book 72 at Page 61.

Witness my hand and seal of office, the date first written above.

Doris Shropshire, Clerk, County Court, Travis County, Texas.

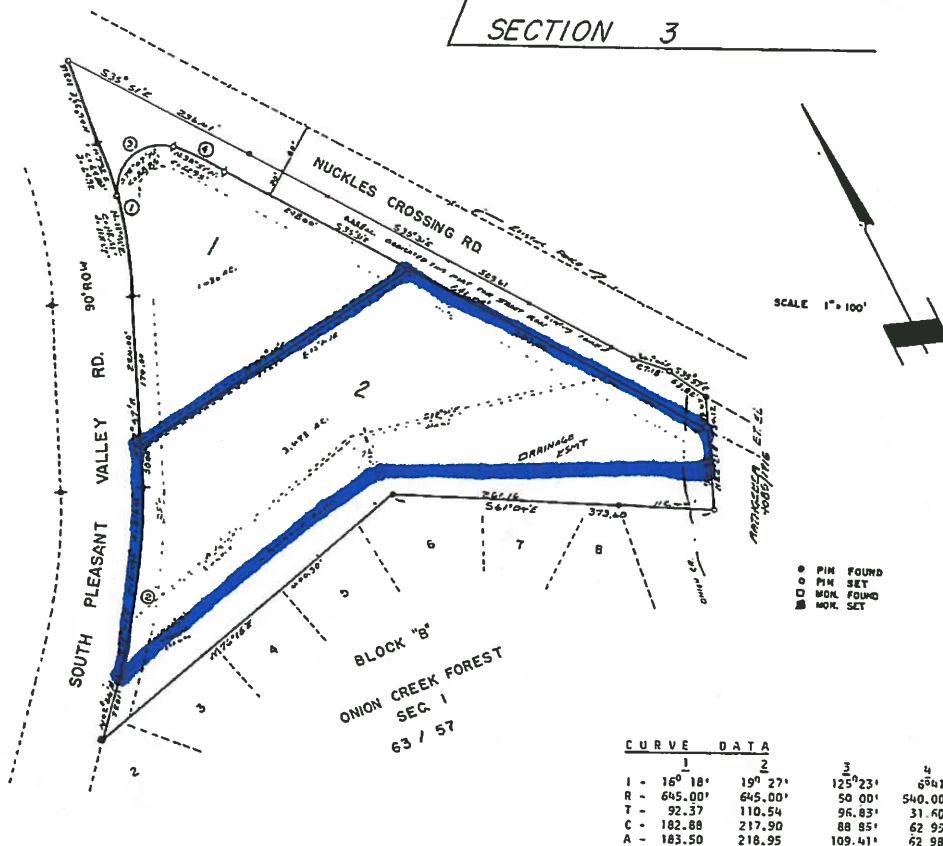


By Laraine Smith
Deputy

EXHIBIT B
RECORDED PLAT

ONION CREEK FOREST

SECTION 3



STATE OF TEXAS 0
COUNTY OF TRAVIS 0 KNOW ALL MEN BY THESE PRESENTS:
THAT EDWARD R. RATHGEBER, AN INDIVIDUAL; AND CLEAR CREEK PROPERTIES, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AND HAVING ITS PRINCIPLE OFFICE IN AUSTIN, TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, VERNON B. KROEGER; OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO US BY DEED OF RECORD IN VOLUME 425 PAGE 1430 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE 5.667 ACRES OF SAID TRACT TO BE KNOWN AS:

ONION CREEK FOREST, SECTION 3
AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS AS SHOWN HEREON.
WITNESS OUR HANDS THIS THE 7th DAY OF June 1975.

Edward R. Rathgeber
EDWARD R. RATHGEBER, INDIVIDUAL

Vernon B. Kroeger
VERNON B. KROEGER, PRESIDENT
CLEAR CREEK PROPERTIES, INC.

W. E. Archer Jr.
W. E. ARCHER JR., SECRETARY
CLEAR CREEK PROPERTIES, INC.

STATE OF TEXAS 0
COUNTY OF TRAVIS 0
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD R. RATHGEBER; AND VERNON B. KROEGER, PRESIDENT, W. E. ARCHER JR., SECRETARY, OF CLEAR CREEK PROPERTIES, INC.; KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND THAT INsofar AS THE INTERESTS OF CLEAR CREEK PROPERTIES INC. ARE INVOLVED, THAT THIS IS AN ACT OF THE CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7th DAY OF June 1975.

Cynthia Joswich
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THIS IS TO CERTIFY THAT AUSTIN CITY CODE, CHAPTER 23.27 OF 1954 HAS BEEN COMPLIED WITH.
SURVEYED BY DAVIS-WEBB ENGINEERING

Jess Webb
JESS WEBB, P.E.

APPROVED FOR ACCEPTANCE 8 March 1974.

Richard H. Lillie
RICHARD H. LILLIE, DIRECTOR OF PLANNING
CITY OF AUSTIN

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS ON THIS THE 11 DAY OF March 1974.

Doris Shropshire
CHAIRMAN

Mike Kilgore
DEPUTY

FILED FOR RECORD AT 11:55 O'CLOCK AM ON THE 11th DAY OF March 1974.

DORIS SHROPSHIRE, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

Mike Kilgore
DEPUTY

STATE OF TEXAS 0
COUNTY OF TRAVIS 0
I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY OF March 1974, AT 11:55 O'CLOCK AM, AND DULY RECORDED ON THE 11 DAY OF March 1974 AT 12:00 O'CLOCK PM, IN THE PLAT RECORDS OF SAID COUNTY IN BOOK 68 AT PAGE 48.

WITNESS MY HAND AND SEAL OF OFFICE, THE DATE LAST WRITTEN ABOVE.
DORIS SHROPSHIRE, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS.

Mike Kilgore
DEPUTY

CBS-73-157

ORDINANCE NO. 20080228-099

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST WILLIAM CANNON DRIVE AND SOUTH PLEASANT VALLEY ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district and neighborhood commercial (LR) district to warehouse limited office-conditional overlay (W/LO-CO) combining district on the property described in **Zoning Case No. C14-06-0213**, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1B, Resubdivision of Lot 1 of Onion Creek Forest Section 3 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 72, Page 61, of the Plat Records of Travis County, Texas; and

Lot 2, Onion Creek Forest Section 3 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 68, Page 48, of the Plat Records of Travis County, Texas (the "Property"),

locally known as the property located at the southeast corner of East William Cannon Drive and South Pleasant Valley Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

- B. Vehicular access from the Property to South Pleasant Valley Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

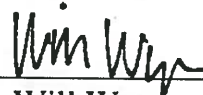
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse limited office (W/LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 10, 2008.

PASSED AND APPROVED

February 28, 2008

§
§
§



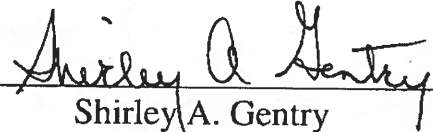
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W.WALSH

ZONING EXHIBIT A

CASE #: C14-06-0213

**ADDRESS: PLEASANT VALLEY DR AND
 E WILLIAM CANNON DR**

SUBJECT AREA (acres): 4.500

DATE: 08-11

INTLS: SM

**CITY GRID
 REFERENCE
 NUMBER**

J14

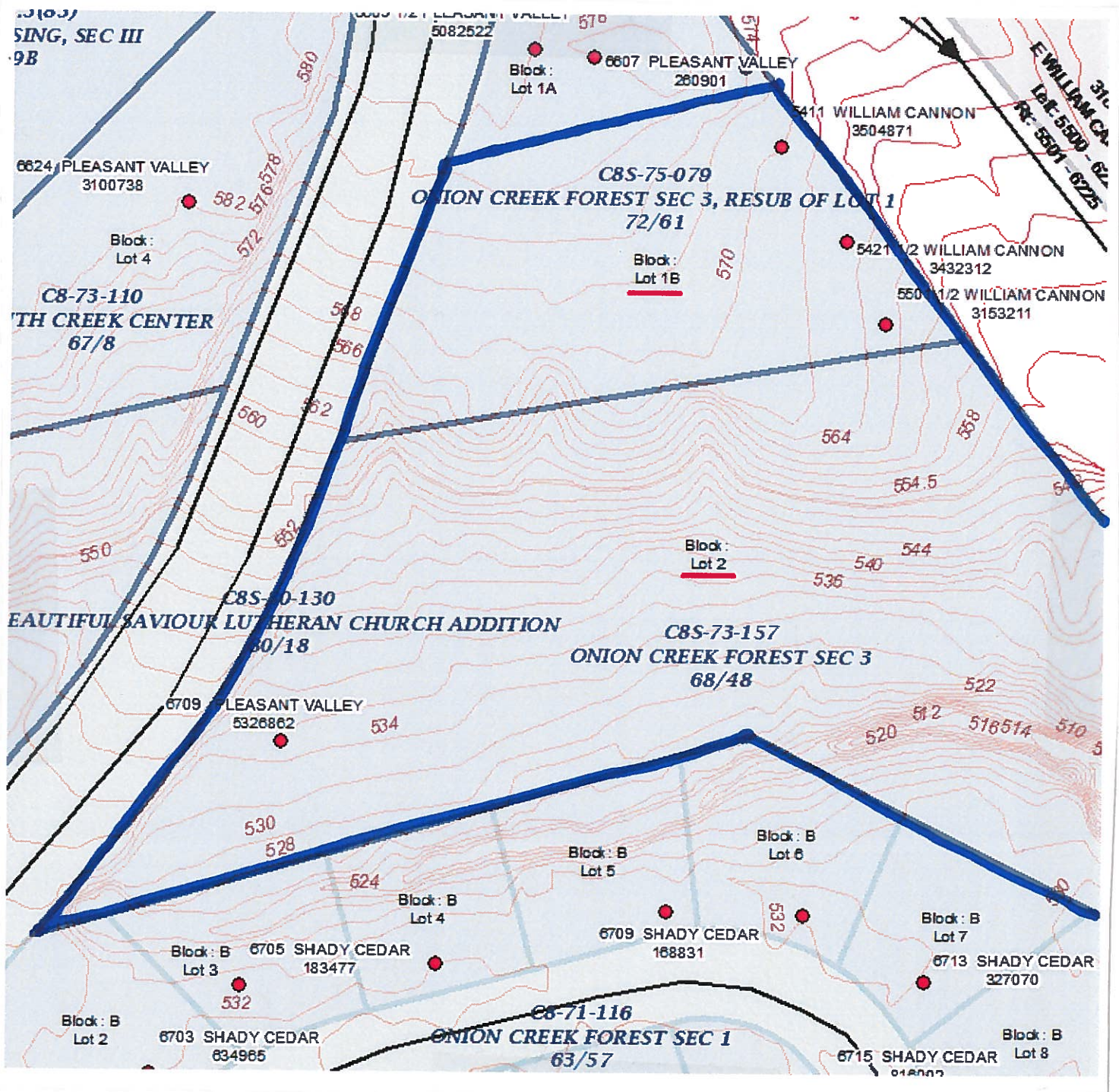


EXHIBIT D
SLOPES ON THE PROPERTY

Rhoades, Wendy

From: Couch, Amanda
Sent: Monday, April 25, 2016 3:11 PM
To: William Faust
Cc: Rhoades, Wendy
Subject: RE: William cannon at pleasant valley

Bill & Wendy,

I have discussed this request with Sangeeta and we are okay with deferring the ROW dedication to the time of site plan.

Thank you,

..

Amanda M. Couch
Senior Planner

City of Austin
Development Services Department, Land Use Review
505 Barton Springs Road, 4th Floor, Austin, Texas 78704
(512)974-2881

Supervisor:
Sangeeta Jain
Sangeeta.Jain@austintexas.gov

-----Original Message-----

From: William Faust [<mailto:faustgroup@gmail.com>]
Sent: Thursday, April 21, 2016 3:00 PM
To: Couch, Amanda
Cc: Rhoades, Wendy
Subject: William cannon at pleasant valley

Please accept this as our request for ROW dedication be postponed until site plan submission. We have no problem with dedication, however we have been informed that the dedication has been done. We do not have a survey with adequate information to show you at this time.

We will be submitting a site plan as soon as possible after our zoning is complete. Wendy Rhoades, our zoning case manager must have everything in by tomorrow, April 22, 2016 to enable us to get 3 readings at Council! Therefore I am out of time to get a survey finalized. Please send Wendy Rhoades an email allowing us to postpone until site plan. Thank you very much for your time and effort on my behalf, Bill Faust, 512.923.2523 Sent from my iPhone

SUMMARY STAFF RECOMMENDATION (Revised on April 25, 2016):

The Staff's recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000 and prohibits the following uses: automotive rentals; automotive repair services, automotive sales, automotive washing (of any type), commercial off-street parking, construction sales and services, equipment repair services, equipment sales, exterminating services, laundry services, monument retail sales, plant nursery, service station, and vehicle storage.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Existing zoning: The warehouse/limited office (W/LO) district is intended for office or warehouse use for a building trade or other business that does not require a highly visible location or generate substantial volumes of heavy truck traffic, that generates low or moderate vehicular trips, and requires less access than a retail use.

Proposed zoning: The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

2. Zoning changes should allow for reasonable use of the property.

In consideration of the Applicant's request, Staff believes that conditions have changed since W/LO-CO zoning was approved in 2008. The most significant change is the vacation of the residential subdivision to the south. Although unchanged since 2009, another consideration is the steep slopes on the southern portion of the property (a 30 foot change in topography), hence development of the property is largely limited to the more gradually sloped northern portion. The Applicant's proposed convenience storage project does not require high visibility, generate much heavy truck traffic or vehicle trips. Due to the property's proximity to Onion Creek, the Conditional Overlay prohibits the more intensive commercial uses.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped. The northern portion has gradual slopes (ranging from 576 to 568 feet) and the southern portion is heavily treed and has steep slopes ranging from 566 to 534 feet.

Impervious Cover

The maximum impervious cover allowed by the CS district is 80%, based on the more restrictive watershed regulations. In a Suburban Watershed, impervious cover is calculated using the gross site area.

Comprehensive Planning

This rezoning case is located on the east side of S. Pleasant Valley Road, and the south side of E. William Cannon Drive on an undeveloped piece of property that is approximately 3.7 acres in size. This project is located outside the boundaries of a neighborhood planning area. Surrounding land uses includes a gas station to the north; undeveloped land to the south and east, and undeveloped land and a single family house to the west. The proposed use for this property is a storage facility.

Connectivity: There are public sidewalks located along both street frontages of this property but no transit stops. The Walkscore for this site is 30/100, meaning most errands require a car.

Imagine Austin

The property is located along an ‘**Activity Corridor**’, as identified on the Imagine Austin’s Growth Concept Map. Activity Corridors are characterized by a variety of activities and buildings, which are intended to allow people to reside, work, shop, **access services**, people watch, recreate, and hang out without traveling far distances.

The following IACP policies are relevant to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a **compact and connected city** in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

Based on the property being located along an ‘Activity Corridor’, as identified on the Imagine Austin Growth Concept Map and the policies above, which supports commercial uses, the proposed case appears to comply with the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. E William Cannon and S Pleasant Valley are both Suburban Roadways.

The site is subject to compatibility standards. Along a small portion of the southeast and the west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the east and west property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for William Cannon Dr. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated existing centerline of William Cannon in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55]. This has been deferred until the time of site plan.

If the requested zoning is granted, it is recommended that joint access be provided for the 2 lots along William Cannon and Pleasant Valley.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

The Public Works Department will want to pull the curb alignments back on Pleasant Valley south of William Cannon to provide space for two through lanes and a protected bicycle lane. The future curb alignment will need to move back 6 feet. On William Cannon the curb alignment does not need to change.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for William Cannon Drive and Pleasant Valley Rd.

At the time the 2006-07 case was under consideration, Transportation review staff looked at the Applicant's proposal for driveway access and gave a preliminary indication that driveway separation requirements (from the intersection and from the existing driveway serving the service station) could be achieved. Therefore, access is possible from either Pleasant Valley Drive or William Cannon Drive.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.